Application No. 09/766,779

Claim Amendments

Please amend Claims 1-3, 6, 8, 11, 15, 17, and 18 to read as shown below. Additionally, please cancel Claim 16 without prejudice to, or disclaimer of, the subject matter recited therein.

1. (Currently Amended) A computer-implemented system for determining a valuation of a real estate property in an on-line computing environment, comprising:

a property management services server;

a plurality of databases coupled to the property management services server via a distributed computer network; and

a plurality of client computers, each coupled to the distributed computer network,

wherein the property management services server hosts hosting a valuation program module for calculating a valuation for a selected real estate property,

wherein the databases store storing real estate property-related data, including property comparables data for a plurality of real estate properties, [[and]]

wherein each of the client computers represents an entity that is different from at least one entity represented by another one of the client computers, wherein each different entity performs a different role in the valuation of a selected real estate property, and wherein each of the client computers is operable to access the valuation program module operating on the property management services server to input predetermined information about the selected real estate property in accordance with the role of the entity represented by the corresponding client computer in support of a valuation calculation for the selected real estate property, and

wherein, responsive to receiving the input predetermined information about the selected real estate property from at least two of the plurality of client computers in accordance with the role of the entity represented by the corresponding client computers, the valuation program module operating on the property management services server accesses the property data in at least one of the databases via the computer network to obtain comparables data relevant to the selected real estate property, calculates the valuation for the selected real estate property based on the input predetermined

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information, and presents the valuation and the comparables data for the selected real estate property.

2.   (Currently Amended) The system of claim 1, wherein the client computers comprise:

a ~~tenant~~ client computer representing a tenant and operable to input an evaluation of ~~evaluate~~ the selected real estate property for a potential purchase or lease;

a ~~lender~~ client computer representing a lender and operable to input ~~support~~ property financing requirements for the selected real estate property;

a ~~site-visit agent~~ client computer representing a site visit agent and operable to input an ~~support~~ on-site review and analysis of the selected real estate property;

a ~~property specialist~~ client computer representing a property specialist and operable to input ~~provide~~ property-related expertise information for ~~in connection with~~ the selected real estate property; and

a ~~deal agent~~ client computer representing a deal agent and operable to input information regarding screening, negotiating, and closing of ~~screen, negotiate, and close~~ property-related transactions related to the selected real estate property.

3.   (Currently Amended) The system of claim 2, wherein the property specialist client computer ~~is comprises~~ represents an entity selected from one of:

a property appraisal specialist ~~client computer~~;

a property engineering specialist ~~client computer~~; and

a property environmental specialist ~~client computer~~.

4.   (Previously Amended) The system of claim 1, wherein the property management services server further comprises at least one program module for at least one property valuation tool.

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5.   (Previously Amended) The system of claim 4, wherein the at least one property valuation tool comprises at least one of:

a property valuation tool operable to value an asset for the selected real estate property;

a payback calculation tool operable to determine a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

a cash flow calculation tool operable to determine payment and loan amounts for the selected real estate property; and

a space calculation tool operable to determine an amount of required office space in connection with the selected real estate property.

6.   (Currently Amended) The system of claim 5, wherein the payback calculation tool comprises at least one of:

a lease improvement calculator operable to determine how much an amount of standard rent that will support building standard improvements for the selected real estate property and how much an amount of profit that is available from the standard improvements;

a direct capitalization calculator operable to determine a capitalization rate of payments for the selected real estate property; and

a refinancing calculator operable to determine refinance loan savings and breakeven terms for a property loan related to the selected real estate property.

7.   (Previously Amended) The system of claim 5, wherein the cash flow calculation tool comprises at least one of:

a mortgage and amortization calculator operable to determine mortgage payments, principal payments, and interest payments for the selected real estate property; and

an affordability calculator operable to determine a loan amount for the selected real estate property.

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8.   (Currently Amended) A computer-implemented method for calculating an estimate of the value of a property, comprising the steps of:

entering property details for a selected real estate property into a program module operating on a server via a first one of a plurality of client computers operating in a distributed computing environment in support of a valuation calculation for the selected real estate property, each of the client computers representing an entity that is different from at least one entity represented by another one of the client computers, with each different entity performing a different role in a valuation of the selected real estate property, and each of the client computers being operable to access the valuation program module operating on the property management services server to input predetermined information about the selected real estate property in accordance with the role of the entity represented by the corresponding client computer in support of the valuation calculation for the selected real estate property;

obtaining comparables data for the property by accessing at least one database accessible in the distributed computing environment, each database storing comparables data for a plurality of properties;

entering capital expenses, mortgage details, and investment details for the property into the program module via at least a second one of the client computers operating in the distributed computer environment in accordance with the role of the entity represented by the corresponding client computer;

determining a value for the property based on the property details, the comparables data, the capital expenses, the mortgage details, and the investment details; and

presenting a report indicating the value for the property.

9.   (Previously Amended) The method of claim 8, wherein the mortgage details for the property comprise:

a payment for the property;

a rate type for the property; and

a term for the property.

10.   (Previously Amended) The method of claim 9, wherein the investment details for the property comprise:

    a price for the property;

    a future value for the property; and

    a discount rate for the property.

11.   (Currently Amended) The method of claim 8, wherein the step of presenting the report indicating the value of the property comprises electronically transmitting a valuation report comprising the value of the property to a plurality of ~~third parties~~ the entities via corresponding ones of the client computers.

12.   (Currently Amended) The method of claim 8, wherein the step of entering property details comprises at least one of:

    evaluating the selected real estate property for one of a potential tenant purchase [[or]] and a potential tenant lease;

    supporting lender financing requirements for the selected real estate property;

    supporting on-site review and analysis of the selected real estate property by a site visit agent;

    providing property-related expertise information of a property specialist in connection with the selected real estate property; and

    providing deal agent ~~info~~ information related to screening, negotiating, and closing property-related transactions related to the selected real estate property.

13.   (Canceled)

14.　　(Previously Amended) The method of claim 8, wherein the step of determining a value for the property comprises:

valuing an asset for the selected real estate property;

determining a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

determining payment and loan amounts for the selected real estate property; and

determining an amount of required office space in connection with the selected real estate property.

15.　　(Currently Amended) The system of claim 1, further comprising a valuation report electronically transmitted to a plurality of ~~third parties~~ the entities for the selected real estate property.

16.　　(Canceled)

17.   (Currently Amended) A computer-implemented system for determining a valuation of a selected real estate property, comprising:

a property management services server hosting a valuation program module for calculating a valuation for a selected real estate property;

a plurality of databases coupled to the property management services server and storing real estate property-related data, including property comparables data for a plurality of real estate properties; and

a plurality of client computers, wherein each of the client computers represents an entity that is different from at least one entity represented by another one of the client computers, wherein each different entity performs a different role in the valuation of a selected real estate property, and wherein each of the client computers is operable to input predetermined information about the selected real estate property into the valuation program module in accordance with the role of the entity represented by the corresponding client computer in support of [[a]] the valuation calculation for the selected real estate property,

wherein, in response to receiving the input predetermined information about the selected real estate property from at least [[one]] two of the plurality of client computers in accordance with the role of the entity represented by the corresponding client computers, the valuation program obtains comparables data relevant to the selected real estate property from the property data in at least one of the databases, calculates the valuation for the selected real estate property based on the input predetermined information, and presents the valuation and the comparables data for the selected real estate property via at least two of the client computers.

18.   (Currently Amended) The system of claim 17, wherein the plurality of client computers comprises two or more of:

a ~~tenant~~ client computer representing a tenant and operable to input an evaluation of ~~evaluate~~ the selected real estate property for one of a potential purchase [[or]] and a potential lease;

a ~~lender~~ client computer representing a lender and operable to input ~~support~~ property financing requirements for the selected real estate property;

a ~~site visit agent~~ client computer representing a site visit agent and operable to input information regarding an ~~support~~ on-site review and analysis of the selected real estate property;

a ~~property specialist~~ client computer representing a property specialist and operable to input ~~provide~~ property-related expertise information for ~~in connection with~~ the selected real estate property; and

a ~~deal agent~~ client computer representing a deal agent and operable to input information regarding screening, negotiating, and closing of ~~screen, negotiate, and close~~ property-related transactions related to the selected real estate property.

19.   (Previously presented) The system of claim 17, wherein the property management services server further comprises at least one program module for at least one property valuation tool.

20. (Previously presented) The system of claim 17, wherein the at least one property valuation tool comprises at least one of:

a property valuation tool operable to value an asset for the selected real estate property;

a payback calculation tool operable to determine a profit from lease improvements, capitalization rates of property payments, and refinancing savings for the selected real estate property;

a cash flow calculation tool operable to determine payment and loan amounts for the selected real estate property; and

a space calculation tool operable to determine an amount of required office space in connection with the selected real estate property.

21. (Previously Canceled)

22. (Previously Canceled)